

LEGAL DESCRIPTION

LEGAL DESCRIPTION OF A 0.455 ACRE (19,832 SQUARE FEET) CONSERVATION EASEMENT, OUT OF THE ISAAC DECKER LEAGUE SURVEY NO. 20, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF TRACT 1, OLTORF ADDITION, A SUBDIVISION IN THE CITY OF AUSTIN ACCORDING TO THE MAP OR PLAT OF RECORD IN BOOK 10, PAGE 12, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), WHICH TRACT 1 WAS CONVEYED TO WOODVIEW MHC, LLLP BY GENERAL WARRANTY DEED DATED SEPTEMBER 27, 2004, OF RECORD IN DOCUMENT NO. 2004187144, AND CORRECTED IN DOCUMENT NO. 2004217866 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAVE AND EXCEPT THAT 3.3 ACRE PORTION DEDICATED FOR STREET PURPOSES IN DEED FILED AUGUST 5, 1955, OF RECORD IN VOLUME 1604, PAGE 83 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.T.), SAID 0.455 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

**COMMENCING** at a calculated point in the curving southwest right of way line of Oltorf Street, for a corner of said Tract 1, and being the intersection point of said southwest line and the northwest line of said 3.3 acre tract dedicated to the City of Austin in said Volume 1604, Page 83, D.R.T.C.T., from which a 1/2" Iron Rod found bears N 66°20'27" E for a distance of 1.11 feet, also from which a 1/2" Iron Rod found bears N 50°54'02" W for a distance of 32.14 feet for the northernmost corner of said Tract 1, and the easternmost corner of that certain 1.780 acre tract conveyed to Nouvelle Maison, L.P. by Warranty Deed With Vendor's Lien dated March 31, 2003, of record in Document No. 2003074067, and corrected in Document No. 2003106437, O.P.R.T.C.T.;

**THENCE**, S 27°07'13" W, with a southeast line of said Tract 1 and the said northwest line of said 3.3 acre tract dedicated for street purposes, a distance of 594.72 feet to a calculated point having Texas State Plane Coordinate (Texas Central Zone, NAD83, U.S. Feet) grid values of N=10061772.51, E=3106111.49, and being the easternmost corner and **POINT OF BEGINNING** of the herein described tract;

**THENCE**, S 27°07'13" W, continuing with the said southeast line of Tract 1 and the said northwest line of 3.3 acre tract dedicated for street purposes, a distance of 48.60 feet to a calculated point for the southeast corner of the herein described tract, from which a 1/2" Iron Rod found for an angle point on the northwest line of said 3.3 acre tract dedicated for street purposes bears S 27°07'13" W for a distance of 23.59 feet;

**THENCE**, through the interior of said Tract 1, the following nine (9) courses and distances:

- 1.) N 74°26'10" W a distance of 93.52 feet to a calculated point for the southwest corner of the herein described tract;
- 2.) N 15°03'47" W a distance of 34.14 feet to a calculated point;

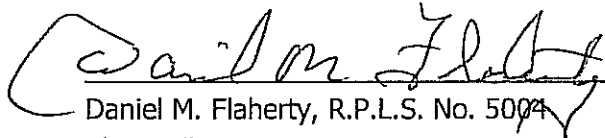
- 3.) N 27°06'29" W a distance of 71.15 feet to a calculated point, for the beginning of a curve to the right;
- 4.) With said curve to the right, having a radius of 51.48 feet, a delta angle of 35°47'46", an arc length of 32.16 feet, and a chord which bears N 10°33'22" W, for a distance of 31.64 feet, to a calculated point;
- 5.) N 08°33'08" E a distance of 46.47 feet to a calculated point, for the beginning of a curve to the right;
- 6.) With said curve to the right, having a radius of 232.87 feet, a delta angle of 10°23'28", an arc length of 42.23 feet, and a chord which bears N 34°16'33" E, for a distance of 42.18 feet, to a calculated point for the northernmost corner of the herein described tract;
- 7.) S 36°31'31" E a distance of 63.50 feet to a calculated point;
- 8.) S 47°21'42" E a distance of 48.71 feet to a calculated point;
- 9.) S 27°26'23" E a distance of 119.47 feet to a calculated point to the **POINT OF BEGINNING**, and containing 0.455 acres (19,832 square feet) of land.

BEARING BASIS NOTE

The bearings described herein are referenced to Texas State Plane Grid bearings (Texas Central Zone, NAD83) which is based on the published grid coordinates for City of Austin Monuments G-20-3001(CB13) having coordinate values N=10061184.39, E=3104831.21 and H-20-3003(CB11) having coordinate values N=10061108.04, E=3109304.63.

This legal description is a part of and accompanies a separate sketch of this survey.

Surveyed under the direction and supervision of the undersigned:



04-19-2010

Daniel M. Flaherty, R.P.L.S. No. 5004

Date of Field Survey

The Wallace Group, Inc.

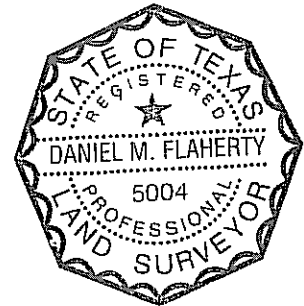
One Chisholm Trail, Suite 130

Round Rock, Texas 78681

Ph. (512) 248-0065

Plat No. A-4410

22106-FN02.doc



06-10-2010

Date

REFERENCES

TCAD # 04-0106-0501

AUSTIN GRID H-20

FIELD NOTES REVIEWED

By JOHN MOORE Date 6-15-2010

Engineering Support Section  
Department of Public Works  
and Transportation

# Legend

- 3/4" Iron Pipe Found
- 1/2" Iron Rod Found
- ▲ Calculated Point
- ( ) Record Information

O.P.R.T.C.T. Official Public Records of Travis County, Texas  
R.P.R.T.C.T. Real Property Records of Travis County, Texas  
P.R.T.C.T. Plat Records of Travis County, Texas  
D.R.T.C.T. Deed Records of Travis County, Texas

Alamo Title Insurance GF#: ATA-70-02-AT09005532  
Title Commitment Schedule B Items:

- 10d. 40' Drainage Easement  
Vol. 10, Pg. 12, P.R.T.C.T.
- 10e. Drainage Easement  
Vol. 10, Pg. 12, P.R.T.C.T.
- 10f. 10' Sanitary Sewer Easement  
Vol. 10, Pg. 12, P.R.T.C.T.
- 10g. 15' Sanitary Sewer Easement  
Vol. 1599, Pg. 113, D.R.T.C.T.
- 10h. 10' Sanitary Sewer Easement  
Vol. 1823, Pg. 22, D.R.T.C.T.
- 10i. 10' Sanitary Sewer Easement  
Vol. 1888, Pg. 181, D.R.T.C.T.
- 10j. 5' & 10' Electric and Telephone Easement  
Vol. 3622, Pg. 129, D.R.T.C.T.
- 10k. 10' Electric and Telephone Easement  
Vol. 3658, Pg. 323, D.R.T.C.T.
- 10l. Wastewater Main Easement  
Vol. 9739, Pg. 939, R.P.R.T.C.T.
- 10m. 10' Drainage Easement  
Doc. No. 2004043648, O.P.R.T.C.T.

Bearing Note: All bearings shown hereon are referenced to Texas State Plane Grid bearings (Texas Central Zone, NAD 83), based on published coordinates for City of Austin Control Monuments G-20-3001(CB13) and H-20-3003(CB11).

## Line Table

| Line | Bearing       | Distance |
|------|---------------|----------|
| L1   | S 27°07'13" W | 48.60'   |
| L2   | N 74°26'10" W | 93.52'   |
| L3   | N 15°03'47" W | 34.14'   |
| L4   | N 27°06'29" W | 71.15'   |
| L5   | N 08°33'08" E | 46.47'   |
| L6   | S 36°31'31" E | 63.50'   |
| L7   | S 47°21'42" E | 48.71'   |
| L8   | S 27°26'23" E | 119.47'  |

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

Scale: 1" = 100'

Called 1.780 Acres  
Nouvelle Maison, L.P.  
Document No. 2003106437  
O.R.P.T.C.T.

Tract 1  
Oltorf Addition  
Book 10, Page 12  
P.R.T.C.T.  
Woodview MHC, LLLP  
Document No. 2004217866  
O.P.R.T.C.T.

POB  
GRID NORTH: 10061772.51  
GRID EAST: 3106111.49

## Curve Table

| Curve | Radius  | Delta     | Arc    | Ch. Bearing   | Chord  |
|-------|---------|-----------|--------|---------------|--------|
| C1    | 51.48'  | 35°47'46" | 32.16' | N 10°33'22" W | 31.64' |
| C2    | 232.87' | 10°23'28" | 42.23' | N 34°16'33" E | 42.18' |
| C3    | 756.80' | 02°26'00" | 32.14' | N 50°54'02" W | 32.14' |

N 66°20'27" E  
1.11'

Oltorf Street  
(Variable width ROW)

(R=756.80')  
(L=32.14')  
(Brg=N 48°36' W)  
(C Len=32.14')

Called 3.3 Acres  
Dedicated for Street Purposes  
Volume 1604, Page 83  
D.R.T.C.T.

Section 2 of Southwood  
Volume 1, Page 60  
P.R.T.C.T.

19446 DEDICATED LEASUE SURVEY  
19446 DEDICATED LEASUE SURVEY



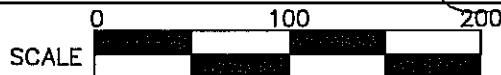
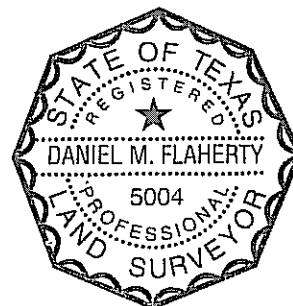
## The Wallace Group, Inc.

1 Chisholm Trall, Suite 130, Round Rock, Texas 78681 (512) 248-0065  
Engineers ■ Architects ■ Planners ■ Surveyors  
Waco \* Killeen \* Dallas \* Round Rock

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED MEETS THE REQUIREMENTS FOR LAND SURVEYS IN THE STATE OF TEXAS THIS THE 10TH DAY OF JUNE, 2010.

SURVEYED: 04-19-2010

DANIEL M. FLAHERTY, RPLS NO. 5004



SCALE

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PLAT NO. A-4410

DRAFT DATE 6-10-10

DRAWN BY SGW

WORK ORDER NO. 22106

FIELD BOOK/PG. 133/62

TAB # A-4410

DIGITAL FILE 382-003-CONESMNT2.DWG

F/N #

22106-02